

TO LET – £300pcm inclusive of utilities

**Suite 2D1, Birch House, Eastmount Road,
Darlington, Co. Durham, DL1 1LA**

First Floor Office Suite – 259sq.ft.

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SITUATION/LOCATION

Birch House is accessed from Eastmount Road lying adjacent to North Road (A167) and Haughton trunk road approximately 0.5 miles from Darlington town centre. Established occupiers in the vicinity include JD Gyms and The Gym group amongst a diverse variety of other business occupiers. The location lies on the periphery of Darlington town centre and provides swift access to the inner ring in turn linking with the A66 and A1(M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Versatile first floor offices suite that may suit a variety of business uses with access to shared kitchen and wc facilities.

TENURE

The property is available by way of a new lease drawn on internal repairing and insuring terms for a term of years to be agreed (minimum occupation 12 months).

The rent is inclusive of the tenant's contribution towards fair usage of electricity, gas and water.

The tenant is responsible for the payment of any business rates associated with the demise.

ACCOMMODATION

2D1	24sq.m.	259sq.ft.	£300pcm
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(Suites may be combined to suit larger requirements)

COSTS

The incoming tenant is responsible for the Landlord's reasonable legal costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE/ COUNCIL TAX

2D: £4,600

The suite falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-93



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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